

144.0

0006

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

697,900 / 697,900

USE VALUE:

697,900 / 697,900

ASSESSED:

697,900 / 697,900


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
11		OTTAWA RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MC GAHAN THOMAS L-ETAL	
Owner 2: MC GAHAN MICHELLE A	
Owner 3:	

Street 1: 11 OTTAWA ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry: <input type="text"/>
Postal: 02476	Type: <input type="text"/>

PREVIOUS OWNER
Owner 1:
Owner 2:
Street 1:
Twn/City:
St/Prov: <input type="text"/>
Postal: <input type="text"/>

NARRATIVE DESCRIPTION
This parcel contains 8,422 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1924, having primarily Wood Shingle Exterior and 936 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description %
Z R1 SINGLE FA 100
o water
n Sewer
Census: Electri
Flood Haz: Exempt
D Topo 1 Level
s Street
t Gas:

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Price Units Unit Type Land Type LT Factor Base Value Unit Price Adj Neigh Neigh Influ Neigh Mod Infl 1 % Infl 2 % Infl 3 % Appraised Value Alt Class % Spec Land J Code Fact Use Value Notes

101 One Family 8422 Sq. Ft. Site 0 80. 0.80 9	538,125	538,100
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IN PROCESS APPRAISAL SUMMARY							Legal Description		User Acct	
Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value				94258	
101	8422.000	156,400	3,400	538,100	697,900				GIS Ref	
Total Card	0.193	156,400	3,400	538,100	697,900		Entered Lot Size		GIS Ref	
Total Parcel	0.193	156,400	3,400	538,100	697,900		Total Land:		Insp Date	
Source:	Market Adj Cost		Total Value per SQ unit /Card:	745.62	/Parcel:	745.6	Land Unit Type:		02/19/18	

PREVIOUS ASSESSMENT							Parcel ID		USER DEFINED	
144.0-0006-0003.0										

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	156,400	3400	8,422.	538,100	697,900	697,900	Year End Roll	12/18/2019
2019	101	FV	158,700	3400	8,422.	504,500	666,600	666,600	Year End Roll	1/3/2019
2018	101	FV	162,400	3400	8,422.	417,000	582,800	582,800	Year End Roll	12/20/2017
2017	101	FV	162,400	3400	8,422.	383,400	549,200	549,200	Year End Roll	1/3/2017
2016	101	FV	162,400	3400	8,422.	349,800	515,600	515,600	Year End	1/4/2016
2015	101	FV	144,200	3400	8,422.	343,100	490,700	490,700	Year End Roll	12/11/2014
2014	101	FV	144,200	3400	8,422.	318,800	466,400	466,400	Year End Roll	12/16/2013
2013	101	FV	144,200	3400	8,422.	303,400	451,000	451,000		12/13/2012

SALES INFORMATION							TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
	15221-99		9/1/1983		73,500	No	No	Y				

BUILDING PERMITS											ACTIVITY INFORMATION				
Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment											Date	Result	By	Name	
4/11/2014 348 Wood Dec 6,000											2/19/2018	Meas/Inspect	HS	Hanne S	
4/27/1993 130 Manual 2,160											6/16/2014	External Ins	PC	PHIL C	
											2/2/2009	Measured	372	PATRIOT	
											4/19/2001	Inspected	PM	Peter M	
											12/7/1999	Mailer Sent			
											11/17/1999	Measured	256	PATRIOT	
											1/1/1982		CS		

 Sign:  VERIFICATION OF VISIT NOT DATA

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 2 - Bungalow				Full Bath: 1	Rating: Average													
Sty Ht: 1A - 1 Sty +Attic				A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 2 - Conc. Block				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 1 - Gable																		
Roof Cover: 1 - Asphalt Shgl																		
Color: WHITE																		
View / Desir:																		
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>				<b>SKETCH</b>						
Grade: C - Average				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1								
Year Blt: 1924	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
Alt LUC:	Alt %:			Fpl: 1	Rating: Average			Other										
Jurisdct:	Fact: .			WSFlue:	Rating:			Upper										
Const Mod:								Lvl 2										
Lump Sum Adj:								Lvl 1										
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>						
Avg Ht/FL: STD				Location:				Exterior:		No Unit	RMS	BRS	FL					
Prim Int Wall: 2 - Plaster				Total Units:				Interior:		1	5	2						
Sec Int Wall:		%		Floor:				Additions:										
Partition: T - Typical				% Own:				Kitchen:										
Prim Floors: 3 - Hardwood				Name:				Baths:										
Sec Floors:		%						Plumbing:										
Bsmnt Flr: 12 - Concrete								Electric:										
Subfloor:								Heating:										
Bsmnt Gar:								General:										
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 1 - Oil																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 1																		
% Heated: 100		% AC:																
Solar HW: NO		Central Vac: NO																
% Com Wall		% Sprinkled:																
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:						
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 144.0-0006-0003.0										<b>IMAGE</b>				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
3	Garage	D	Y		112X18	A	AV	1960		26.57	T	40	101			3,400		3,400
More: N	Total Yard Items:	3,400		Total Special Features:			Total:	3,400		<b>AssessPro Patriot Properties, Inc</b>								